Karen Johnson Davidson County
Batch# 1402138 DEEDWARR
04/06/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260406-0027345

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Jennifer Russell Affiant Subscribed and sworn to before me, this 31 day of March, 2026. Notary Public My commission expires: 12-2-28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wilber Romero Fernandez	New Owner	**07511021000**
691 Mercer Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 691 Mercer Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilber Romero Fernandez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77B, Plan of Zone Lot Division of Lots 1, 2, 3, & 74 thru 82 on the Plan of Meadows of Tulip Grove, Section One, of record in Plat Book 5200, Page 612, as amended in Plat Book 6250, Page 304, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 691 Mercer Drive Trust, by Warranty Deed from Matthew Blaine Miers and Kimberly Ramsay Miers, husband and wife, dated December 22, 2025, of record in Instrument No. 20251229-0102773, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 691 Mercer Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 3/31/26
The 691 Mercer Drive Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 691 Mercer Family Drive Trust and that she is authorized by The 691 Mercer Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 31 day of March, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/31/26
Date

Jennifer Russell
Affiant Signature

3/31/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

